



## **INTRODUCTION:**

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Beach Haven is fortunate in having a large number of well-preserved buildings from 1874 to the 1950s in their original neighborhood settings. This architectural bounty is one of this community's most striking and valuable assets. As a result of a high level of stewardship in years past, a broad spectrum of the borough's 130 years of growth is represented. From the modest baymen cottages and summer dweller's bungalows to the larger estate houses originally built for the stockholders in the Tuckerton & Long Beach Building Association, all contribute to Beach Haven's unique character as a historic seaside community.

The Beach Haven Historic Preservation Advisory Commission (HPAC) has prepared these guidelines to help broaden the understanding and appreciation of Beach Haven's architecture by pointing out some of the distinguishing features that make up the special character of each style and building type. It is hoped that the examples provided, and the list of information sources, will assist property owners to help preserve the character of their own place and thus, this historic community.

Buildings located within the boundaries of the Greater Beach Haven Historic District are locally regulated. This newly expanded district encompasses the smaller Beach Haven Historic District listed on the New Jersey and National Registers of Historic Places in 1980, the Bed & Breakfast Overlay Zone that received local designation in 2004, and several blocks to the north and south of the B & B Overlay Zone. The Greater Beach Haven Historic District was researched and documented in 2006 in an Intensive Level Architectural Survey conducted by McCabe & Associates, Inc. This work was commissioned by the HPAC and largely funded by a grant from the Certified Local

Government (CLG) program. The 2006 Survey of the Greater Beach Haven Historic District included 384 properties in the area between Fifth Street to the north, Atlantic Avenue to the east, Chatsworth Avenue to the south, and one lot in from Bay Avenue on the west. A map of the district is on page 10.

In the Greater Beach Haven Historic District, there are numerous vernacular versions of late-19<sup>th</sup> and early-20<sup>th</sup>-century architectural styles and building types. In general, the buildings are well preserved. The last fifty years of modifications have been primarily limited to enclosing front porches, installing replacement windows, laying asphalt shingle roofing, and applying synthetic siding. The original forms of all the buildings remain easily recognizable. Each property has been determined to be key, contributing or non-contributing to the Greater Beach Haven Historic District based on age, the degree of alteration, and its historic association.

The preservation examples and strategies in this booklet are based upon the criteria established by the U. S. Secretary of the Interior. Since most work on the exterior of buildings falls under the jurisdiction of the HPAC, the HPAC must review and approve any proposals before work can begin. More information is available at the Beach Haven Borough Hall located on the corner of Engleside and Bay Avenues. Please contact the Building/Zoning Department at (609) 492-0111 regarding application forms and emergencies. Additional information, including the chapters in the Code of Beach Haven about historic preservation, is available on the Borough website at [www.beachhaven-nj.gov](http://www.beachhaven-nj.gov). For specific questions that are not covered in the Code, please e-mail the HPAC at [hpac@beachhaven-nj.gov](mailto:hpac@beachhaven-nj.gov).



## **HOW TO USE THESE GUIDELINES:**

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Property owners, real estate agents, developers, contractors, tenants, and architects should use these Design Guidelines when considering any project that will affect the exterior of a property in the Historic District. The Design Guidelines provide suggestions for an appropriate direction for project planning. For any project that is subject to review by the Historic Preservation Advisory Commission (HPAC), the applicant should refer to the Design Guidelines at the beginning of the planning process, to avoid efforts that later may prove to be inappropriate and ultimately rejected by the HPAC. The HPAC will also use these Design Guidelines in its review of proposed projects in the Historic District.

In each case, a unique combination of circumstances and preservation variables will require the HPAC to conduct its

review and make its decision on the merits of the particular case. In making its determination of the appropriateness of a project, the Commission will determine whether:

- 1.) The proposed work complies with the criteria in the Historic Preservation chapters of the Code of Beach Haven and with these Design Guidelines,
- 2.) The integrity of the individual historic building or property is preserved,
- 3.) The integrity and overall character of the Historic District is preserved, and
- 4.) New buildings or additions are designed to be compatible with the surrounding historic properties.

Each chapter and subchapter of these Design Guidelines is organized to provide background information as well as specific regulatory principles and requirements.

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## **PRESERVATION DESIGN PROCESS**

Locally regulated Historic Districts are created not to prevent change but to implement appropriate changes. The Beach Haven HPAC provides assistance to property owners in shaping changes and improvements to properties while meeting the standards of the Code of Beach Haven and the Design Guidelines. The preservation ordinances established a process that ensures that changes to properties in the Historic District will be consistent with the spirit and character of the Historic District while also meeting owners' and residents' contemporary needs. During the preservation design and review process, plans are examined and evaluated before construction work begins.

These ordinances do not require property owners to make any changes to their homes or buildings. They do not apply to any interior work nor to routine main-

tenance of exterior features that do not constitute a change in appearance or materials. However, most exterior alterations, demolitions, new construction, additions or relocations of buildings in the Historic District are subject to evaluation and approval by the HPAC through the review process.

Recently, a Technical Review Committee has been established to make preliminary reviews of major renovations, additions or new construction.

The Commission may provide consultation and assistance to property owners about proposed changes to their homes or buildings. In the early planning stages of a home improvement project, owners are encouraged to contact the Historic Preservation Advisory Commission by e-mail at [hpac@beachhaven-nj.gov](mailto:hpac@beachhaven-nj.gov).

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## DEFINITIONS OF KEY TERMS

### HISTORIC DISTRICT:

The term “historic district” defines a group of buildings, properties or sites that have been designated by the Federal, State or local governments as historically or architecturally significant. Properties within an historic district represent a particular place at a particular time or collectively illustrate the development of a place over time. The properties, normally over fifty years in age, have a geographical continuity in addition to a shared history. Each resource within the boundary is normally designated as contributing, non-contributing, and key (each defined below) based on criteria established by the National Register of Historic Places.

### ARCHITECTURAL SURVEY:

A survey is an ongoing inventory process identifying, describing, and evaluating the historic significance of all properties located in the community. The results of the surveys are recorded in inventory forms, property lists, and maps. These documents are regularly updated. As a result of the survey process, sites can be recommended to the Borough Commission for formal designation as historic properties.

### KEY PROPERTIES:

Key properties are buildings, structures, sites, objects or improvements that due to their significance would individually qualify for historic landmark status.

### CONTRIBUTING PROPERTIES:

These are buildings, structures, sites, objects or improvements which are integral components of an historic district. The reasons include the facts that they date from an identified time period, which makes them historically significant or because they represent an architectural style, type or method of

construction that is historically significant. In general, a contributing property helps make a historic district look historic, while a non-contributing property does not.

### NON-CONTRIBUTING PROPERTIES:

These are buildings, structures, sites, objects or improvements that do not have significant historical value. The reason can be the fact that it was not constructed during the historic district's designated time period or it does not represent an architectural style, type or method of construction that is historically significant. Also, non-contributing properties result from major alterations that have severely reduced the original architectural integrity of a property that would otherwise be eligible.

### CERTIFICATE OF APPROPRIATENESS (COA):

A document produced by the HPAC demonstrating their review of any proposed work on any property within a historic district. The review is based on the application, the representation of the applicant at a hearing, and the plans and documents presented. A Certificate of Appropriateness will be issued if the application is appropriate to the Historic District and in conformity with the Design Guidelines. A Certificate of Appropriateness will be denied if the application is inappropriate to the Historic District or not in conformity with the Design Guidelines.



*Coral Street  
in winter.*